

June 15, 2003
Volume 1

Torrey Pines News

Torrey Pines Homeowners Association, Omaha, NE

Board Meeting

The following individuals were elected to the Board of Directors for the Torrey Pines Home Owners Association:

Annie Brewer
15130 Sahler Street
492-8087

Joe Craig
15004 Sprague Street
496-9134

Barry Pedersen
15063 Taylor Street
965-3409

Reneé Osborn
15102 Sahler Street
493-2539

Kelly Urban
4405 N 154 Street
493-4886

The Board members held their first meeting on May 21, 2003, with a follow-up meeting on June 4, 2003. Getting started proved to be too much for one evening's work. Much of the time was spent

pouring over the Torrey Pines Homeowner's Association Minute Book which documents the bylaws of our association along with the duties and expectations for Board members and home owners.

A summary of the meeting minutes is on page 2.

Getting Started

Establishing a Homeowners Association is an ominous task. We are assuming the responsibilities previously held by the SID Board. Electing a Board of Directors and Officers to oversee the Association was just the first step. We will be defining and collecting Association dues for a variety of purposes, including grounds maintenance, postage, legal fees, and social activities. We are maintaining a website to keep our online neighbors up-to-date. We will be collecting and updating a database of

Torrey Pines residents' names and addresses. Even drafting a newsletter appropriate for an association launching can be a challenge. Not to mention delivering that newsletter. We cannot do it alone. If you are interested in assisting with any of the above tasks, or have any suggestions, we are all ears. Thanks for presenting us with the opportunity to serve. It will be challenging and interesting.

The Board of Directors

Check out our website:
www.torreypinesomaha.com

**Don't Forget to Pay
Your Association Dues!
Use the Coupon on
Page 3 to Mail Your
Payment Today!**

Meeting Minutes Summary



To learn more about torrey pines, see our website at www.torreypinesomaha.com

Reneé Osborn was voted to serve as President and Barry Pedersen will server as Treasurer. We have yet to determine the length of service for each board member, or name a Vice President or Secretary.

A Post Office box for mailings was obtained at the cost of \$35 for a six month period.

A bank account has been set up for the Association. We also need to obtain a Tax ID number.

Association dues of \$20 annually will be collected from each homeowner.

A list of current homeowners and their addresses was compiled.

We will submit a formal request to the County Engineer for "No Parking" signs with time limits be installed on 153rd from Maple to Ruggles. Joe Craig contacted homeowners in that area and they are in agreement with this decision.

We are requesting a traffic study on 150th, Spaulding, and 153rd streets. Depending on the outcome, we will be requesting to have "speed tables" installed.

The SID is responsible for mowing and removing dead trees in the area next to the bike path. We will be contacting them to determine a time-table for these activities.

A number of bushes need to be removed from the Torrey Pines main entrance on 153rd for better traffic visibility. The SID is responsible and will be contacted.

Trash is an issue with the local bar. A board member will contact the bar owner for possible resolutions.

We have determined the cost for the "Keep Kids Alive" signs. We are in the process of gaining approval to install them on light poles in the neighborhood.

Other Home Owners Associations will be solicited to determine how they address covenant enforcement issues.

There are a number of vehicles sitting on the streets around Torrey Pines for a lengthy amount of time without use. We will check with the County Sheriff on laws governing such activity.

Discussion of uniform brick mailboxes has been placed on hold.

We need a process in place to determine when a new family moves into Torrey Pines. We need to ensure they get the newsletter and other information on the area.

The next Board meeting is scheduled for August 13 at 7:00pm.

For a copy of the minutes, visit our website or contact a boardmember.

A Covenant Review

It is important for all home owners to take pride in our neighborhood. Our covenants enforce rules and guidelines designed to preserve the property values and the attractiveness of the community. A complete listing of our covenants can be found on our website: www.torreypinesomaha.com. One such covenant is:

Article I, Section 8: No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than twenty (20) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis

by the occupants of the dwelling located on such Lot. No grading or excavating equipment, tractors or semitractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. However, this section 8 shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings during the period of construction. All residential Lots shall provide at least the minimum number of off street parking areas or spaces for private passenger vehicles required by the applicable zoning ordinances of the City of Omaha, Nebraska.

If you'd like to have your name listed as a babysitter and published in the next newsletter, please contact us.

Special thanks to David Turner for creating and maintaining our website!

Name: _____

Address: _____

Make Checks Payable to:

Torrey Pines Homeowners Association
P.O. Box 540913
Omaha, NE 68154

Amount Due: \$20.00

Payment Due Date: 08/01/03